

# **HARRISON PLANNING COMMISSION MEETING**

## **Regular Meeting Minutes**

**April 13, 2021**

### **PUBLIC HEARING**

The public hearing was opened at 7:19 PM and closed at 7:25 PM.

### **REGULAR MEETING**

The regular meeting was called to order at 7:31 PM.

Members in attendance: Mayor Neyer, Mr. Dole, Mr. Graf, Ms. Knock, Mr. MacMurdo.

ROLL CALL. Mayor Neyer, YEA; Mr. Dole, YEA; Mr. Graf, YEA; Mr. MacMurdo, NO; Ms. Knock; YEA.

Mr. Dole made a motion to approve the minutes from the March 9, 2021 meeting. Seconded by Ms. Knock. ROLL CALL. Mr. Graf, YEA; Ms. Knock; YEA. Mr. Dole; YEA. Mayor Neyer; YEA. Mr. MacMurdo; ABSTAIN. Motion passed.

### **VISITORS**

Fred Fox, 22873 Redwood Drive, Lawrenceburg, Indiana

Roy Barth, 7649 Brooks Rd., Harrison, Ohio

Allen Lutz, 9986 Carolina Trace Rd., Harrison, Ohio

Joe Madden, Oakley Development

Brad Houllion, Oakley Development

### **CORRESPONDENCE**

Staff Reports

### **OLD BUSINESS**

None

### **NEW BUSINESS**

9970 Carolina Trace Road

Zone Change from R-0 to R-4

Joett Greiwe read the staff report. Roy Barth spoke on behalf of The Harrison Home Company. Mr. Barth explained that the organization sold their property on State Street and this property kind of fell in their lap as an opportunity to be near St. John's Catholic church. Their organization is closely related to the Catholic Church. Harrison Home Company would be holding council meetings and Boy Scout

meetings at the location. Parking would be behind the building in the St. John the Baptist Catholic Church parking lot with a sidewalk added to the property from the parking lot to the building. There would be 25-30 people in the building at a time for their meetings. The Boy Scouts would be keeping the landscaping and grounds up. Mr. Alan Lutz, next door neighbor, had concerns regarding what else could go into the property if this use is approved. Mayor Neyer stated that this use was for the property and any other use would also need approval by Planning Commission. Mr. Lutz was also concerned about the business sign in the front. Mayor Neyer said that there are very strict rules for signage in an R-4 zone. Mr. Lutz was also concerned with flood lights and the upkeep of the property. Mr. Barth said that they would not have flood lights on the property. There would be landscape lights along the sidewalk to illuminate the walk at night. He also said the sidewalk would be built to the standard ADA specifications. Mr. Barth also said the Boy Scouts would keep the landscaping and grounds up. Mr. Barth said the Harrison Home Company wants to be a good neighbor and it is their main focus. Mr. Graf was concerned with making this use an R-4 instead of an R-1. The case was tabled until the next meeting to clarify if the property could be changed to an R-1 designation with a PUD overlay to allow such a business. Without further discussion, Mayor Neyer made a motion to table the item. Seconded by Mr. Dole.


**ROLL CALL. Mayor Neyer, YEA; Mr. Graf, YEA; Mr. Dole, YEA; Ms. Knock, YEA; Mr. MacMurdo, YEA. Motion approved.**

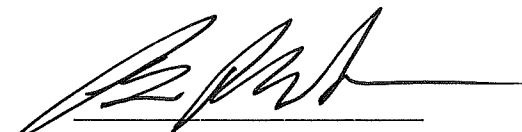
170 Pilot Road  
Lot Split Revision

Joett Greiwe read the staff report. Mr. Madden explained that after the last lot split was approved he was approached by buyers of the property that wanted to change the layout of the lots. That was why he submitted the Lot Split revision at this meeting. He explained that the dedication plat was not changed. Mr. Madden explained that he will meet with a civil engineer before putting in the roadway and the utilities will follow the dedication the length of the road. Without further discussion, Mr. Graf made a motion to approve the new Lot Split contingent on the Dedication Plat and Lot Split being recorded by Hamilton County. Seconded by Mayor Neyer.

**ROLL CALL. Mayor Neyer, YEA; Mr. Graf, YEA; Mr. Dole, YEA; Ms. Knock, YEA; Mr. MacMurdo, YEA. Motion approved.**

**With there being no further business to come before the Commission, Mr. Dole made a motion to adjourn. Seconded by Ms. Knock. ROLL CALL. All members present voting YES, meeting was adjourned at 8:07 P.M.**

  
Joett Greiwe, Secretary

  
Brian MacMurdo, Chairperson